# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371

Minutes of Meeting of Board of Directors
September 15, 2026

The meeting of the Board of Directors ("Board") of Harris County Municipal Utility District No. 371 ("District") met at Saltgrass Steakhouse, 23952 Northwest Freeway, Cypress, Texas 77429 in accordance with the duly posted notice of said meeting, with a quorum of directors present, as follows:

Stephen Jester, President
Trisha Bonar, Secretary
Joseph Deluke, Assistant Secretary

and the following absent:

Brad Davidsen, Vice President
Chris Von Wiesenthal, Assistant Vice President

Also present were Matt Neal, District resident; Ms. Demitra Berry, bookkeeper for the District; Mr. Loren Morales, financial advisor for the District; Mr. Tim McGrath, auditor for the District; Ms. Shammarie Leon, tax assessor-collector for the District; Mr. Taylor Wintersteen, operator for the District; Mr. Sergio Handal, engineer for the District; Ms. Jordan D. Barley, attorney for the District.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. The Board opened the floor for public comment. Mr. Matt Neal addressed the Board regarding his concerns with the Prologis development, specifically with respect to Mound Road being raised. Director Jester and Ms. Barley both stated it was a Harris County requirement and is outside of the District's purview. Mr. Neal next inquired as to whether the District would be willing to assist with a fence upgrade, but did not have a specific height for a new fence. Ms. Barley noted he may wish to reach out to the County regarding the above-stated concerns, and noted she had contact information she would provide for the Precinct.

2. The Board reviewed the minutes of the meeting held on August 18, 2026. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the meeting held on August 18, 2026 minutes as presented.

3. Ms. Berry presented the bookkeeper's report. The Board reviewed the report in detail. After review, upon motion duly made, seconded and unanimously carried, the Board approved the bookkeeper's report as presented, authorized payment of invoices as reflected therein.

4. Mr. McGrath addressed the Board regarding the engagement of the District's auditor, McGrath & Co., noting that the District and the auditor share an evergreen

contract. Upon motion duly made, seconded and unanimously carried, the Board authorized the District's auditor to prepare the audit for the fiscal year ended August 31, 2026.

5. Ms. Leon presented the tax assessor-collector's report. 2025 taxes are 99.6% collected. After review, upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector's report and the checks drawn on the tax fund.

6. Mr. Morales advised the Board regarding the recommended proposed tax rate of $0.685 per $100 in assessed value. Upon motion duly made, seconded, and unanimously carried, the Board approved the resolution (1) Finding District to be Low Tax Rate, Developed, Developing or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2026 Tax Rate, and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing.

7. The Board recognized Mr. Wintersteen who presented the operator's report, including delinquent accounts for service termination. Water accountability was 96% and recent repairs and maintenance items were reviewed. Mr. Wintersteen stated he conducted the site walkthroughs, as requested by Director Davidsen in September, and indicated his team addressed the piping coming out of the storm sewer manhole. Additionally, he discussed the review of historical data for sludge hauling, and stated this past year there was an increase of seven hauls over the preceding year. Director Bonar requested information as to whether the price of service increased, Mr. Wintersteen noted he would review and report back. He then noted that the operator and engineer held a wastewater design meeting to review the effectiveness of the plant. As for the requested review of the Cla-Val project following the replacement of two Cla-Val's, Mr. Wintersteen noted the sound levels were low and he did not recommend replacement of any additional Cla-Val's at this time. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report as presented and the action items therein, including termination of delinquent accounts in accordance with the District's Rate Order.

8. The Board next recognized Sergio Handal who presented the engineer's report. Mr. Handal discussed the Trail System Swale Repairs, noting erosion issues and an exposed two-inch waterline in conflict with the outfall, which is an HOA irrigation line. He requested the Board's preference as to the course of action, and the Board directed him to discuss lowering the line with the HOA. As for the previously identified areas of ponding, Mr. Handal inquired with a landscape architect whether a French drain, discussed by Director Davidsen in September, may be a viable solution. It was noted that anything deeper than six inches will eventually kill the trees. As such, the engineer proposed to fill the area only six inches and regrade the swale around the trees.

With respect to the Sanitary Lift Stations and Stormwater Pump Station Inspections, Mr. Handal stated the bid package is being prepared and he anticipates advertising for bids in the coming weeks. As for the Stormwater Pump Station, the engineers inquired with Preventative Services regarding scratch tests and metal thickness testing, as requested by Director Davidsen in September. Such testing was not recommended as there is no concern over metal thickness because the primer on the pipe is still visible behind some of the rusted areas. The rust appears to be surface rust only and the engineers will continue to monitor the progression. Mr. Handal and Ms. Barley also noted they have been working with the Precinct to facilitate removal

of the power pole debris and boulder debris discussed in September, stating such debris appears to be the responsibility of AT&T. They continue to work towards removal of such debris. Lastly, Mr. Handal noted the PLC vendor advised that no maintenance plan is currently in place, but the system remains under warranty at this time. He indicated that he has requested a quote for a maintenance plan from the vendor and will present the same upon receipt. After discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the engineer's report as presented.

9. There was no security report regarding law enforcement activity in the District.

10. There was no pending business discussed.

There being no further business to come before the Board, the meeting was adjourned.

Trisha Bonar

Secretary

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371**
**NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting **Saltgrass Steakhouse, 23952 Northwest Freeway, Houston, Texas 77429.**

The meeting will be held at **6:30 p.m.** on **Tuesday, September 15, 2026.**

1. Public comments
2. Approve minutes of Board meeting held on August 18, 2026
3. Bookkeeper's report; review invoices and authorize payment of bills; review investment report and approve investment of District funds; Deposit of District Funds
4. Affirm Engagement of Auditor
5. Tax Assessor-Collector's report; status of tax collections; review invoices and authorize payment; status of delinquent taxes; authorize litigation as necessary; consider any taxpayer appeals; approve installment payment agreements, as necessary; Depository Pledge Agreement
6. Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2026 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
7. Operator's report; review active connections and water accountability; status of operation, maintenance and repair of District facilities; consider customer appeals and accounting issues; approve termination of service on delinquent accounts; Hazardous Operations Review; West Harris County Regional Water Authority; Consumer Confidence Report; Cybersecurity
8. Engineer's report; authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders
9. Security report; Law Enforcement report; Security Camera System
10. Pending business

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371 ★ TEXAS

J. Davis Bonham, Jr.
Attorney for the District